



**Forest Road, Loughborough, LE11 3HX**



# Property Description

A most delightful individually built 3 bedroom detached bungalow situated within this highly desired residential area with convenient access to the town centre. The deceptively spacious accommodation is fitted and finished to a very high standard throughout, with high ceilings, oak veneered internal doors, oak flooring to the hall and living room, gas powered under floor heating throughout and UPVC double glazed windows and doors. The accommodation briefly comprises porch, hallway, open plan living dining kitchen, main bedroom with en suite shower room, 2 further bedrooms and main bathroom. Integral single garage, walled tarmac frontage providing off road parking, private south facing rear garden which is a real suntrap.

The property also benefits from solar panels to the rear roof, providing cheaper electricity and also the chance to feed back to 'the grid'.







## Key Features

- DELIGHTFUL INDIVIDUALLY BUILT DETACHED BUNGALOW
- SOUGHT AFTER FOREST SIDE LOCATION
- HIGH SPECIFICATION THROUGHOUT
- GAS POWERED UNDEFLOOR HEATING, UPVC DOUBLE GLAZED WINDOWS AND DOORS
- PORCH, HALLWAY
- OPEN PLAN LIVING DINING KITCHEN
- MAIN BEDROOM WITH EN SUITE SHOWER ROOM
- 2 FURTHER BEDROOMS AND MAIN BATHROOM
- SINGLE INTEGRAL GARAGE
- DRIVEWAY AND PRIVATE SOUTH FACING REAR GARDEN.

**Guide Price  
£420,000**

## **VIEWINGS & DIRECTIONS**

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

## **ACCOMMODATION IN DETAIL**

### **OPEN ENTRANCE PORCH**

With front door to hallway.

### **HALLWAY**

With oak flooring, Airing cupboard, door giving access to the garage.

### **OPEN PLAN LIVING DINING KITCHEN**

With window to rear and patio doors to side leading to the garden, oak flooring to the living area. The kitchen area is fitted to a high standard with shaker style fronted base and wall units, glazed wall units, work surfaces with stainless steel sink top, electric ceramic hob with brushed steel splashback and cooker hood above, electric fan oven below, integrated fridge freezer and dish washer, space and plumbing for washing machine, tiled flooring, ceiling downlights.

### **BEDROOM 1**

With window to rear overlooking the garden, built in wardrobe, door to en suite shower room.

### **EN SUITE SHOWER ROOM**

With window to rear, suite comprising w.c., wash basin and shower cubicle, tiled walls and floor, heated towel rail.

### **BEDROOM 2**

With window to front, built in wardrobe.

### **BEDROOM 3**

With window to front.

### **BATHROOM**

With window to rear, suite comprising w.c., wash basin and bath with shower over, fully tiled walls and floor, heated towel rail, downlights.

### **INTEGRAL SINGLE GARAGE**

With sectional door to front and internal access door to the hallway. power and lighting.

## **OUTSIDE**

### **FRONTAGE**

Tarmac driveway with low walling, gated side access to the rear garden.







### **REAR GARDEN**

A delightful private south facing rear garden with an extensive patio, lawn, flower and shrub beds, garden shed, outside lighting and tap.

### **Purchasing Procedure**

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

### **Money Laundering**

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

### **Market Appraisals**

If you have a house to sell then we offer a Free Valuation, without obligation.

### **Conveyancing**

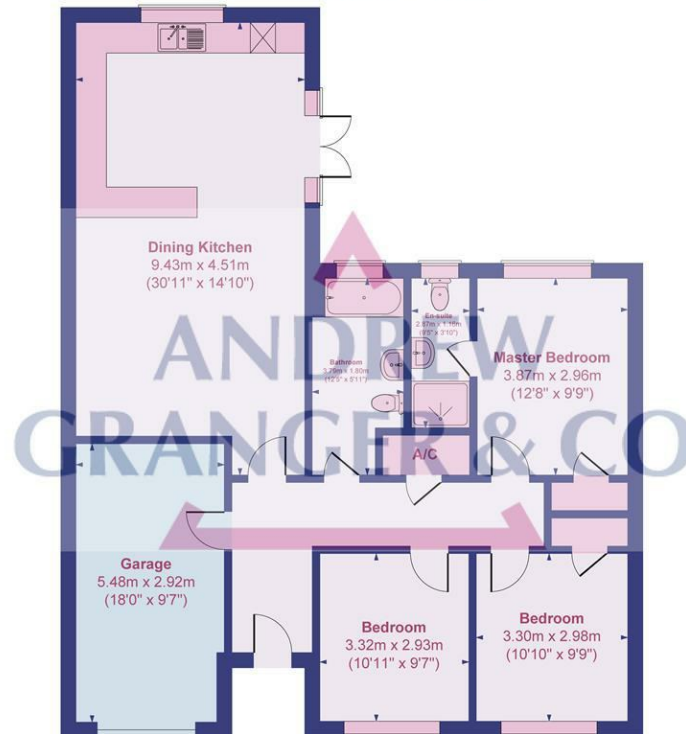
We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.





# Floorplan

Approximate Gross Internal Area  
97.7 sq. m. (1052 sq. ft.)  
Garage At 15.7 sq. m. (169 sq. ft.)  
Total 113.4 sq. m. (1221 sq. ft.)



Floor area 97.7 sq.m. (1052 sq.ft.) approx  
Garage 15.7 sq.m. (169 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

Local Authority  
Charnwood Borough Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.





To arrange a viewing please contact our Loughborough (Sales) office on 01509 235534